

Methodist Church Insurance Fund

Earthquake Recovery Update

5th April 2012

Minor and Moderate Repairs

The repairs for the buildings with minor or moderate damage are progressing well. Thank you to the Parishes for all the hard work undertaken prior to work starting to ensure the buildings were ready for the contractors to begin. Your cooperation for the duration of the works is very much appreciated and contributed to the programme progressing so well.

The following repairs are now complete:

Aratupu Preschool
Linwood Union Church
Opawa Ministries House
St Paul's Sumner
The Whareora House of Life
Upper Riccarton Methodist Church

The repairs in the main are also completed for Kaiapoi and St Mark's, Christchurch South, Rangiora Trinity Methodist, St Stephens Methodist Church, Beckenham Methodist Church and Greendale with only minor items still to be completed.

Works are either nearing completion or due to start in the coming weeks for the following properties:

St John's Bryndwr Hall
St David's, Church & Hall Leeston
Horrelville Church, Oxford
New Brighton Union Parish Hall
Timaru, Woodlands Road Church
St Alban's Union Parish, Office
The John Wesley Church Te Hahi Weteriana Taumutu

The repairs for the Wainoni Methodist Church are on hold as the property is in the block of land which has been red zoned by CERA. The Church itself is structurally sound and is repairable but until we know more about what the red-zoning is going to mean for the streetscape services and access we cannot go forward with the repairs. CERA have advised they will not be making any decisions about commercial properties in the Red Zone until all the zoning for all the Residential areas is complete. In the meantime the Church and facilities are continuing to be used.

St Luke's Halswell, Arrow our Project Managers are still collating information and costings of the rebuild of the conservatory and repairs to the Early Childhood Centre, a consent will be required and once all the information is available we will make a time to meet with the Parish.

St Albans Uniting Parish Church and Hall – at the Parish's request we have put the repairs on hold but are continuing with the costing process as part of our total claim.

Significantly Damaged Buildings

St John's Methodist Church, & Hall, Addington – this was previously in the Minor/Moderate category with cosmetic repairs but the buildings have been classified as Earthquake Prone. The strengthening work is not an insurance matter. Structex Engineers recommended the buildings be closed until they are strengthened to both code and Church requirements. Draft estimates have been prepared and shared with the Parish re the repairs and strengthening work required. The Parish is currently sharing the use of St Marks in Somerfield.

St John's Redcliff's - has also become part of the Significantly Damaged buildings category, as the scale of the repairs has grown. Further assessments are underway and when we have more information we will be in contact with the Parish.

Kaiapoi Office - this building has now also become part of the Significantly Damaged Buildings category as the scale of the repairs has become increasingly more involved. We are waiting for estimates from the Quantity Surveyor on repair versus replacement and will be meeting with the Parish to discuss.

St John's Bryndwr, Church – The Church is repairable and when final drawings and information are complete the process of applying for the building consent will be started.

Our insurers have requested a second engineer, Thornton Tomasetti to review the reports and repair strategies on the following buildings with significant repairs:

Aldersgate

Morley House

Christchurch North Methodist

Ashburton Baring Square Church

Opawa Community Church

Richmond Methodist Church

Woodend Methodist Church – the repairs and costings have been reviewed as part of the total claim and at the request of the Parish the repairs are on hold at present.

Lyttelton Chapel – The chapel will be repaired and work is underway on costings, architectural drawings and information required to apply for the building consent for the repairs to be done.

Demolished Buildings

Our Project Managers, Arrow and Quantity Surveyors are working on finalising figures for the insurance claim for replacement costs for buildings based on a building of the same size and of equal quality.

The buildings concerned are:

Beckenham Methodist Hall

Durham Street Church and Hall

Opawa Community Hall

Richmond Hall

New Brighton Church

It is anticipated that the amount to cover the cost of replacing/repairing all lost and damaged properties will be calculated once the future of seriously damaged buildings is agreed. The MCNZ in association with other Churches through the interdenominational All Churches Risk Bureau has sought legal opinions on the wording of our respective policies with regard to achieving Building Code compliance. The outcome of this investigation could delay a settlement of the claim with our Insurers.

EQC – Residential Properties

The MCNZ shares the frustrations experienced by all property owners in dealing with EQC. The Church has over 400 separate claims lodged with EQC and has received very little response to date. We continue to try and get a reliable channel of communication established with the commission.

Two residential properties are now red zoned, 31 Silverdale Place, Richmond and 61 Wainoni Road, Wainoni. We are working through the settlement of Silverdale Place with our insurers and expect to hear from CERA in due course re Wainoni Road and will then be in contact with the Parish.

Fletchers have been in contact re repairs to some properties and have now completed a small number of repairs. As soon as Fletchers contact us we will contact the Parish and arrange a time for them to do the scope of repairs and discuss with the minister or tenants what is expected regarding access etc to do the repairs. This varies significantly depending on the level of repair required. The Insurance Fund has appointed Graeme Ellis (formally Christchurch Methodist Mission Property Manager) to be present at this initial meeting to assist in making sure all repairs needed are included and will also assist with the final sign off once repairs are complete.

Requests for Engineering Reports CERA –

CERA have commenced a programme which requires the owners of all commercial (i.e non residential) properties in the greater Christchurch area to provide engineering reports on their properties. Originally this was thought to be at the “triage” level of an Initial Evaluation Proceedure (IEP) but there are now suggestions that CERA may require a much more extensive report known as a Detailed Engineering Evaluation (DEE). A DEE will cost several times more than the IEP report which is the level Conference authorised the MCPC to obtain on Church Buildings throughout most of New Zealand with the costs met by a levy on CB&L Fund deposits. The Detailed DEE reports are not an insurance claim item.

The Insurance Fund has sought advice as to the exact requirements of the CERA reports.

If your Parish has already received a letter from CERA requesting a Structural Assessment, please can you forward a copy to the Connexional Office, Attention Jeaninne Stevenson or email to jeaninnes@methodist.org.nz.

Please take care and have a safe Easter Break

